

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Ann Calvert
Phone #: 612-673-5023
Form Initiated Date: 12/9/2010
Complete by Date: 1/5/2011

1. Address: 824 Hennepin Avenue (a.k.a. Hennepin Stages)
2. Property Identification Number (PIN): 27-029-24-12-0056
3. Lot Size: 7,020 sq. ft = 0.16 acres (Hennepin County) or 7,325 sq. ft. (City of Minneapolis)
4. Current Use: Live theater/performance/event space on first and second levels
5. Current Zoning: B4S-2/Downtown Service District and DP/Downtown Parking Overlay District
6. Proposed future use (include attachments as necessary): Live theater/performance/event /trainingspace on first and second levels. No additions or significant building changes anticipated.
7. List addresses of adjacent parcels owned by CPED/City: None
8. Project Coordinator comments: Goal is to bring proposed land sale to Council in early 2011 for closing by end of April

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

9. Lot is Buildable for **any** structure ☒ Non-Buildable for **any** structure ☐
Explain: Proposed use is indoor theater, which has no minimum lot area.
10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?
Yes ☐ No ☒ If yes, what applications? _____
11. Comments: A land use application would be triggered by an addition exceeding 1000 SF GFA or failure to comply with parking requirements. As such, no LUA is anticipated based on description provided. Applicant is encouraged to consider signage which improves the façade along Hennepin.

Completed by: RC Date: 12/9/2010

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: Downtown East/North Loop Small Area Plan
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Mixed use
14. Is future land use proposed in item 6 consistent with future land use plans?
Yes ☒ No ☐ If no, why not? _____
15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?
Yes ☐ No ☐ If yes, explain possible development scenarios _____
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?
Yes ☐ No ☒ If Yes, what type of development? _____

Comments: _____

Completed by: Beth Elliott Date: 12/9/2010

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

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Planning Director Review

by: Barbara Sporlein Date: 12/27/2010

PLANNING DIRECTOR:

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Multi-Family Housing Staff Comments

by: Wes Butler Date: 12/27/2010

Comments: No comments from MF.

Single-Family Housing Staff Comments

by: Elfric Porte, II Date: 12/27/2010

Comments: Single Family Housing supports the disposition strategy as proposed.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 12/27/2010

Comments: Proposed land sale is consistent with approved real estate guidelines.

Business Development Staff Comments

by: Kristin Guild Date: 12/27/2010

Comments: Business Development initiated this land sale review. The sale of this property would eliminate a significant property management cost to the City and provide revenue for CPED programs. Further, the proposed purchaser would diversify the entertainment offerings in the Minneapolis primary entertainment district by adding a comedy theater.

Economic Development Director Review

by: Cathy Polasky Date: 12/27/2010

PLEASE CHECK ONE BOX:

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Housing Director Review

by: Chuck Lutz Date: 12/27/2010

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.